

EXHIBIT “A”

Parking Plan

The purpose of this “Parking Plan” is to establish guidelines and procedures to accommodate parking for event activity at the Palmer Events Center (“PEC”) and the Long Center for the Performing Arts (the “LCPA”) and any other pre-approved Austin Convention Center Department (the “Department”) event activity. The Department will coordinate the management of the Parking Facilities and will endeavor to insure that both the PEC and the LCPA have reasonable access to and use of the Parking Facilities.

1. Scope of Parking

The following chart lists the maximum parking capacity for the Parking Facilities.

Parking Facilities:	Code:	Maximum parking spaces:
Palmer Events Center	PEC	1,200 spaces
Town Lake Center	TLC	290 spaces
One Texas Center	OTC	764 spaces
<i>Total</i>		<i>2,254 spaces</i>

- Note: Each Parking Facility has employee and contract parking commitments that could limit the total number of available spaces on a given day or night. All parking will be used on a first-come, first-served basis by clients and patrons of the PEC and LCPA, and will include the TLC and OTC parking garages, when requested and available. Subject to the applicable employee and contract parking commitments, parking priority will be given to patrons attending events at the PEC or the LCPA.

2. Parking Facilities Management.

- a. The Department will directly manage the Lester E. Palmer Parking Garage.
- b. The Department will coordinate with the facilities management of the TLC and OTC Parking Garages, as required, for the use of their respective portion of the Parking Facilities, in accordance with the requirements of the Lease.
- c. Austin Energy or its successor or assign, including but not limited to a third party parking manager, will manage the parking garage at the TLC and Building Services will directly manage the parking lot and garage at OTC. It is anticipated that the TLC Parking Garage may be used for event staff and employee parking in order to optimize the use of the other available Parking Facilities.

3. Event Guidelines

The following guidelines will be used to coordinate the scheduling of events in the PEC and the LCPA with the allocation of parking in the Parking Facilities:

a. Consideration will be given to the type of events proposed for the PEC and LCPA, which may include, but not be limited to (a) consumer/trade shows, (b) food function shows, (c) stage performance shows, and (d) conventions, all of which will have some unique parking pattern attributes.

b. The PEC and LCPA will each designate a “Booking Manager” and “Event Coordinator” to (i) communicate with their clients regarding events at the PEC and LCPA and parking issues, (ii) communicate regularly with each other to exchange information for proposed and scheduled events, (iii) meet, as reasonably necessary to discuss event details, scheduling, parking operations, hours of operation, staffing, security, and potential conflicts, (iv) provide and exchange updated booking reports of definite and contracted events with approximate event attendance and parking requirements (v) maintain a shared master booking calendar, which will be accessible to the LCPA, and (vi) review parking operations and security, as needed, to suggest and implement program improvements.

c. The Department will endeavor to maximize the availability and utility of the Parking Facilities, and, as necessary, will coordinate such scheduling with the facilities management of the OTC and TLC parking facilities.

4. General Guidelines:

a. Any requests by any persons or entities, not a party to this Agreement, for use of the Parking Facilities will be addressed on a first come, first serve basis and will be subject to the approval of the Director of the Department. It is anticipated that the ground level parking lot at the OTC will be available for valet parking.

b. The PEC Parking Garage gates will remain closed during non-event hours (generally weekdays). Access will require access cards issued by the Department.

c. At the point the PEC Parking Garage reaches capacity, signs will re-direct drivers on the basis of the location of the event. With respect to events at the PEC, it is anticipated that drivers will first be re-directed to the TLC Parking Garage. With respect to events at the LCPA, it is anticipated that drivers will first be re-directed to the OTC Parking Garage. If and when the garages to which the drivers have initially been re-directed reach capacity, drivers will be re-directed to the remaining garage. If all of the Parking Facilities reach capacity, additional signage will be posted.

d. In the event of a public emergency, which affects the Parking Facilities or requires the use of the Parking Facilities, the Parking Facilities will be under the sole control of the City. In addition, the use of the TLC Parking Garage is subject to the operational needs of Austin Energy, which utilizes the entire garage during normal business hours, utilizes a portion of the garage on a 24-hour basis to support utility operations, and may utilize the entire garage on a 24-hour basis when responding to weather-related events and other public emergencies. In the event of such an emergency, the TLC Parking Garage may not be available for public parking.

e. No parking will be permitted in any designated fire lane, emergency access area, or handicapped access area.

f. Public access to the TLC Parking Garage will be available on weekdays from 7:00 p.m. to 2:30 a.m. with the understanding that any vehicles left unattended in the TLC Parking Garage after 2:30 a.m., Sunday through Thursday, will be subject to towing.

5. Fees and Contracts.

a. Access to the Parking Facilities will be subject to the approved parking rates at the time of the scheduled event in accordance with rates and fee guidelines approved by the Austin City Council. The Department Director may negotiate special rates, charges, fees and services for use of the Parking Facilities for events that produce significant local economic impact, hotel occupancy tax or substantial facility revenue.

b. Entrance into the PEC Parking Garage may be obtained by: (i) paying the established parking rate at ticket booth (one time admission), (ii) using a pre-purchased recyclable swipe ticket (short-term users), or (iii) using an electronic proximity access card (long-term contracts). Weekday parking in the PEC Parking Garage will be limited to holders of pre-approved proximity access cards. This provision 5.b. will be construed in the context of evolving technology.

6. Review and Revision.

Landlord and Tenant agree to meet on the first anniversary of the opening of the LCPA and annually thereafter to review the operation of the Parking Plan, to share suggestions for the efficient operation of the Parking Facilities under the Parking Plan, and to make any desired administrative revisions to the Parking Plan.